★★★

150 HOUSES FOR SALE

Frank A. Martin Agencies Ltd.
1114 Blanshard Street

3 Bedrooms
Fairfield-Richmond

A lovely family home, located in a nicely treed area. A nicely-planned home with attractive living room, dining room, kitchen, separated from 3 good-sized bedrooms by thru hall, 4-pce bath, full basement, drive-in garage with Oil-O-Matic heat. Fully landscaped, Full price $15,400
Call Ken Jensen, EV 5-8704

Look!
$2300 Down
NHA, 6%
Close In

THREE BEDROOMS, FULL BASEMENT, DRIVE-IN GARAGE, VANITY AND VALLANCES, SIDEWALKS, SEWER AND PAVED ROAD, DRIVE BY, CORNER GOSWORTH AND OAKLANDS.

Occupy April 1, 1959

BUY NOW AND CHOOSE YOUR COLOURS! FULL PRICE $13,900
EXCLUSIVE LISTING.
Call Len Wardle, GR 7-3348; Lew Moilliet, GR 9-2620; and office, EV 5-8704

READ THIS! BUILD NHA! WHY?

1. LOW, LOW DOWN PAYMENTS, IN MANY CASES YOUR LOT IS ALL YOU NEED!
2. GUARANTEED TOP QUALITY WORKMANSHIP.
3. 3 MONTH OCCUPANCY.
4. Do part of the work yourself.
5. 1 YEAR UNCONDITIONAL GUARANTEE.
6. FULL ARRANGEMENTS OF YOUR N.H.A. LOAN MADE BY US.
7. Contract prices? The most economical in town for QUALITY work.
8. Numerous plans available.

so

Before you build, COMPARE. Let us show you some of the fine homes we have built and talk to our many satisfied home owners!

Information and Estimates Are Absolutely Free!

Please call Len Wardle, GR 7-3348; Lew Moilliet, GR 9-2620; Office, EV 5-8704.

OAK BAY SOUTH
2 Bedrooms

New, attractive home situated on a quiet street in this very popular area, close to all conveniences. Through hall plan to L-shaped living room, dining area with fireplace, spacious mahogany cabinet kitchen with utility area. Two very good-size bedrooms with ample closet space. Oil-O-Matic heat. Full price $12,300
To view call D. Munro, GR 7-1705 or office EV 5-8704

EARLY POSSESSION
Immaculate stucco 2-bedroom bungalow, attractively landscaped with high location overlooking the city. Built only 12 years ago and consisting of entrance hall, 22'x14' living room with fireplace, dining room, electric cabinet kitchen, 4-pc bathroom, central hall and two spacious bedrooms. Full basement with drive-in garage. The down payment is low, the full price only $10,500
Call now for appointment to view. J. Moore, EV 2-3646 or EV 5-8704.

SEA VIEWS UNSURPASSED
High Location, Near Beach

You will be delighted with the exceptional style, quality and value offered in this brand-new 4-bedrm, two-level home now nearing completion. Situated in a select residential area, close to beach and transportation. The 1,400 feet of living space is planned for modern convenience and fullest enjoyment of a magnificent view. The upper level features combination living room with fireplace, roomy kitchen with convenient nook, separate utility rm plus two bedrms and 4-pce bath. The lower level contains recreation room with fireplace and picture windows overlooking the sea, two bedrooms, automatic oil heating plant. There is a sundeck across the entire house and carport, and parking for a second car. Be sure to see this outstanding home and compare the value. Full price only $16,500
Equity in home, lot or good mortgage may be considered as part of the down payment. Please call T. Mullen, GR 7-3642, or office EV 5-8704.

New Year's Gift
The owner of this property has reduced the price $1,000 for 1959. Situated on a quiet street among good homes. Has modern cabinet kitchen with dining area, combination living room-dining room with fireplace and picture window, two large bedrooms, bathroom is tiled with Pembroke bath, sundeck with cool-vent awning off dining area, has finished rumpus room with fireplace in full high basement. Oil-O-Matic heat, oak floors throughout and attached garage. The home is six years old, well landscaped affording complete seclusion at the rear. Profusion of flowers, shrubs and fruit trees plus a well-stocked fish pond. Full price $15,750
With good terms. Extra lot adjoining, fully landscaped, may be purchased also if desired. This property must be seen to be appreciated. Arrange to view by calling C. Binden, EV 3-0395 or D. Dowsley, EV 5-2593 or office Phone EV 5-8704.

3 Bedrooms
CUSTOM HOME

The sharp clean lines of this de luxe home will delight the most discriminating buyer. Featuring a 19x22 ft. living-dining area, with panelling and built-in cabinet. Thru hall plan to striking cabinet kitchen with large dining space. Two large twin-size bedrooms plus one smaller one, 4-pce bathroom, colored fixtures and smart vanity. Full basement with rumpus room, plumbed for auto washer. Oil-O-Matic heat, drive-in garage. This home is situated on a lovely landscaped lot close to all conveniences. This could be yours on a small down payment for the full price of $16,950
To view call D. Munro, GR 7-1705 or office EV 5-8704.

Brown Bros.
AGENCIES LIMITED
1125 BLANSHARD STREET
MEMBER REAL ESTATE BOARD MULTIPLE LISTING BUREAU

WATERFRONT UNOBSTRUCTED VIEWS
6 SPACIOUS ROOMS

This is a well-built home with a very pleasing atmosphere. LR 21x16, DR 12x12, 2 bedrooms 15x18 and 12x12, sunroom. Full basement, oil heat. Sprinkler system in lawns. Immediate possession and generous terms can be arranged. Full price $19,500
Mr. Hill, EV 5-8771; res. EV 3-7585

GLANFORD
2 YEARS OLD

A nice 2-bedroom home. Living room with FP. Full basement with auto oil heat. Drive-in garage. Just $2,700 DOWN on the low price of $9950
Cec Pearce, EV 5-8771; Res., EV 5-4621

150 HOUSES FOR SALE

NORTHWESTERN SECURITIES
OF VICTORIA LTD
631 YATES AT BROAD EV 5-6741

"TODAY'S BUY"

"SEA VIEW"

FAIRFIELD. Modern four-year-old stucco bungalow. Charm and good planning make this 1,100 sq ft home a pleasure to own. Enjoy a lovely sea view while you dine. Automatic heat while you lounge and the convenience of a drive-in garage in this nasty weather. All this with lovely lawns and excellent garden for only $12,750
Dial MRS. V. ROBERTS now at EV 5-6741 or EV 2-1988.

FEATURED ON CHEK TV 6.40 P.M.
"OPEN HOUSE"
THURS., JAN. 15th
2 - 5 AND 7 - 9
3379 MAPLEWOOD

1,280 sq. ft. plus rumpus room. De luxe new home $17,800. Buy THIS WEEK $16,950 only $3,000 DOWN. MRS. SIMPSON invites you to see this home or for more information please telephone EV 5-6741 or EV 5-5542.

"CONTRACTORS"
"LAND DEVELOPERS"

FIVE ACRES OF CLEARED LAND suitable for subdividing into eighteen lots. Now is the time to plan your program for 1959.
DON BACON, EV 5-6741.

"UPLANDS CLASSIC"

The lovely neighborhood is a perfect setting for this attractive bungalow with its professionally landscaped grounds. The home comprises ent and through halls, large LR and den with fireplace, guest-size DR, spacious kitchen with nook, 3 nice bedrooms, 2 bathrooms, oak floors, full basement, oil heat. Drive-in garage. Terms. Price $29,500
SYDNEY COLE, EV 5-6741 or EV 3-4775.

"IT'S NOT A STUCCO BOX"

You will find distinctive character in this 3-bedroom ranch-type home with a touch of modern designing. A home good enough to be featured in Western Homes Magazine a year ago. A large inviting living room, guest-size dining room. Full cabinet electric kitchen, 4-pc bath with vanity. Many other features you will have to see to appreciate. Call me now to view. Full price $17,500
MAURICE N. SMITH, EV 5-6741 or EV 2-3658.

"DO YOU WANT IT NEW?"

We have a new 3-bedroom home with thru hall plan, lovely living room and fireplace, good dining area, well designed kitchen. Full basement, with oil heat. The price is exceptional at ..... $11,950 and will sell quickly. For fast action call MRS. WELLINGS now. Res. GR 7-2769. Bus. EV 5-6741.

"BEAUTIFUL TWO-TONE STUCCO ROYAL OAK"

Interior in new condition, intriguing view from all windows. Large L-shaped living room with fireplace and spacious dining area leading into modern cabinet kitchen. Three nicely appointed bedrooms. House features all cove-ceilings, hardwood floors and beautiful mahogany doors throughout. Basement with oil furnace and laundry facilities. Beautiful cement block patio at back. Full price on terms only $11,750
with $3,000 down. To view please call SUZANNE HOBSON, EV 5-6741 or EV 2-7828.

"ACT NOW"

This may be the one for you IF you act NOW. Mahogany panelled cabinet electric kitchen, 16x24 living room, attractive fireplace, 2 spacious bedrooms, full basement, OOM heat. 1 year old. Close to schools, transportation, etc. Offers invited. Full price $11,500
VERA PIPES, EV 5-6741 anytime.

"MUST SELL"

3 bedrooms, large kitchen, dining room, large living room, full basement, garage, 1 block from school, transportation and shops. $1,600 cash. Full price $8500
Call RACHEL RUSSELL, EV 5-6741 or EV 5-4140.

"SNUG AND WARM"

4 rooms, full basement, large stone fireplace, electric kitchen, all plumbing and wiring new. Exterior freshly repainted. Separate garage, ground all in lawn. Well priced at $7530
Ideal for retired couple. To view contact CY SAINSBURY or R. FALKNER at EV 5-6741 anytime.

"VICTORIA WEST"

High location—5-room house consisting of 2 bedrooms, living room, dining room, electric kitchen and utility. Close to shops, churches, and transportation. No steps, partial basement with automatic oil furnace, new Duro-roid roof and a real clean home. Full price $7500
Phone FORD McBRATNEY at EV 3-0429 or EV 5-6741.

"ARMY, NAVY OR INVESTORS"

See this clean 3-bedroom bungalow immediately. Owner, who is a builder, has modernized this home and now needs funds for a building lot. $1,500 down and $55 pr month for approximately 5 years and it's all yours. The total price is a steal at $4700
Call PAT MURPHY, EV 5-6984 or EV 5-6741. Can be bought for cash or trade on a lot.

"$1000 CASH"

1643 KENMORE RD.
Imagine! Neat 4-room bungalow on 95x155 lot, complete with garage and INCLUDING MOST OF THE APPLIANCES NEEDED TO SET UP HOUSEKEEPING on easy terms for only $5950
Why pay rent? Let 1959 be the year that you finally got out of the rut. Build an equity for yourself instead of a bank account for the landlord. Exclusive with MRS. BACON, EV 5-6741.

150 HOUSES FOR SALE

NORTHWESTERN SECURITIES
OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

"ESTATE SALE"

Two complete suites with bathrooms plus one housekeeping room, 3 separate gas meters. Total revenue $115 per month. Estate must be liquidated. Full price $6300
with terms. E. E. VESTRUP, phone EV 5-6741 or EV 3-1702

BOORMAN'S
TODAY'S BEST BUY

Situated in a high treed location this EXCELLENT eight-year-old bungalow with LARGE LIVING ROOM, four-piece bathroom, two LARGE bedrooms, electric cabinet kitchen, bar and suspended cabinets dividing dining area. UTILITY ROOM ON MAIN FLOOR. ¾ basement and OIL HEAT and drive-in garage. Taxes $162 net.

EXCLUSIVE LISTING
Price only $10,950
Stan Cornish, EV 3-5878

OAK BAY
A moderate down payment will buy this 5-room home plus den (all rooms on one floor), located on lovely street of attractive older type homes in popular section of Oak Bay. Basement, auto oil heat. Garage. Nice level lot. Taxes only $123. Very good value at full price of $10,950
C. Kelly, EV 3-7124; res., EV 3-4864
P. Long, EV 3-7124; res., EV 2-2516

MT. TOLMIE
3 BEDROOMS

Situated in an area of new homes, this brand new home has a good size LR with attractive FP, dinette, electric cabinet kitchen, full high basement, package oil heating. Good oak floors throughout. Priced to sell with $2,750 down. Full price only $11,950
R. F. Harris, EV 3-7124; eves. GR 7-2998.

FAMILY HOME
HIGH–TREES

Your children will have breathing space and enjoy the spacious treed grounds surrounding this attractive family home. Excellent LR, separate DR, cab kit, bath and 2 bedrooms down. Concealed stairway to 3 children's bedrooms up. Added to this is oil hot water for comfort. Attached garage and part basement. $2,500 to handle and balance monthly. Full price only $11,975
T. Smith, res. EV 4-7325

$1977 DOWN
NEW NHA
THREE BEDROOMS

Completion by Jan. 15, 1959. Beautifully finished through-hall plan. Full bsmt, oil heat. Drive-in garage. Close to school and bus. On sewer. Pick your own fixtures and paint colors. Full price $13,350
Allan Mutch, res. EV 2-0413

TATTERSALL AREA
$3500 DOWN

3 WEEKS OLD AND OWNER TRANSFERRED TO OTTAWA

6 ROOMS plus basement designed for future rumpus (has fireplace). This quality home has 1,229 sq. ft. and features many extras such as mahogany fireplace wall in LR, mahogany kitchen cabinets, stainless steel sink, colored bathroom fixtures, copper HW tank, package oil furnace, etc. Situated with a southern exposure on a treed lot. 6% N.H.A. loan available. Price, exclusive $15,950
J. S. Boorman, eves. EV 2-5036

BOORMAN INVESTMENT CO. LTD.
611 FORT ST. EV 3-7134

WESTERN
HOMES LTD.
611 YATES STREET

$950 DOWN
COLWOOD
$60 A MONTH

Nice home on good level lot. Large living room, dining room, two bedrooms, bathroom and kitchen. Close to school, bus and stores. This won't last long $6950
at the full price of
Call Johnny James now, EV 2-2157 anytime.

BUILD NHA
$550 DOWN

and you can move into your new home. For further details call Mr Evans, EV 2-2157; eves., EV 5-5533

CEDAR HILL
5 BEDROOMS

Ten-year-old bungalow, in excellent location and condition, comprises thru hall and spacious living room with fireplace, dining room, cabinet kitchen with bar, 3 bedrooms and Pembroke bath; upstairs has 3 small bedrooms; part basement with auto oil hot-water heating unit; attached garage. Nicely-landscaped and treed lot. $3,130 handier and payments on 6% mortgage, $75 $12,600 per month. Price .....
Phone Norman Thornber, EV 2-2157; eves., GR 9-1853

"OIL-O-MATIC"
"1800 DOWN"
"4½% MORTGAGE"

I think you'll agree that 4½% interest on a mortgage of $10,400 is a pretty fair deal these days. Well, here it is!
Lovely home of approx 1,100 sq. ft. floor area. Duroid roof. Inside—reception and thru hall, lge LR and DR, L-shaped, nice open fireplace; off dining room is a glass door to colored cement patio; smart cab kitchen, wired for range, with dining space, lots of cupboards; 2 lge twin-sized bedrooms with lge clothes closets, 4-pce Pembroke bathroom with built-in vanity; very large utility room plumbed for automatic washer, more storage cupboards, tile floor; separate furnace room with automatic oil air-conditioned heating; new electric copper hot-water tank. Whole house is immaculate, having just been redecorated. There is another cement patio just outside rear entrance. Large lot, 66'x152'; new basket-weave fencing. Low taxes. All landscaped, lawns front and back, flowers and bulbs. This is a most unusual deal, so hurry if you're looking for a house of this type. Exclusive listing. Full price only $12,200
Roy Smith, EV 2-2157, or evenings and weekend, GR 7-3549

Esquimalt, $1500 Down
Unique 5-roomed, 2-bathroom setup. Ground level: ...ed sitting room 12x14, kitchen 11x14, pantry and ...piece bathroom. Main floor: living room 10x16, kitchen 12x16, bedroom 9½x12 2-piece bathroom. Oil range and oil circulating heat included. Separate garage. Lot 65x120. Location 480 Jo...e St. Let me have an offer on this one. Alex Page, EV 5-6741 or EV 3-1594.
Northwestern Securities of Victoria Ltd., 631 Yates St.

150 HOUSES FOR SALE

PEMBERTON HOLMES, Ltd.
ESTABLISHED 1887
1002 GOVERNMENT EV 4-8124

BURNSIDE GORGE AREA
This modern 2-bedroom home, completed in 1957, is well situated for schools and shopping. It features a large living room with panelled fireplace wall, dining room, bright kitchen, plumbed and wired for washer and dryer and range. Oil-O-Matic heat. FC basement. Drive-in garage. On sewer. Reasonable taxes. Fairly priced at $11,500
E. K. LANE, EV 4-8124, res. EV 2-5592

NEW HOMES?
May I discuss your housing problems at no obligation to you? We have buyers for good, older homes and a nice selection of 2 or 3-bedrm houses. Brand new with either NHA or conventional financing. Prices ranging from $11,000 to $23,500, with terms tailored to suit you.
MR. LOVE, EV 4-8124, res. EV 4-6056

WATERFRONT
$18,900

160 feet of waterfront at Gordon Head with a well-kept, modern, seven-room house on 1½ acres. Nice living room with FP, separate dining room, both with hardwood floors. Compact kitchen, wired for electric range. Two bedrooms down and two bedrooms up. Automatic oil heat. Garage room for two cars. Separate greenhouse, very nice garden and grounds. This property could be divided so that a second house could be built on the waterfront.
DOROTHY KIRKPATRICK, EV 4-8124, res., Keating 68-X

BEAUTIFUL UPLANDS HOME
The spacious floor plan and superior construction of this home will appeal if you are looking for a quality home in an exclusive residential district. Large reception hall, living room, dining room—ideally planned for entertaining, den with fireplace, 4 bedrooms, 4 baths, plus powder room and extra basement room; oil hot-water heat; three garages. Landscaped garden. Price includes beautifully landscaped building lot valued approximately $8,000. Price $39,500
For appointment to view, phone Mrs. Shirley, EV 4-8124; res. EV 4-8485

JUST LISTED!
$2500 DOWN
3-BRS SPACE FOR 4TH

Plus: full basement, pkg. oil heat, drive-in garage. Only 9 years old and located in popular Lake Hill area, on sewer. This is good buying at only $11,500
VACANT POSSESSION
Call D. E. Wilkinson, EV 4-8124; res., Sidney 652

762 GLADIOLA
3 BEDROOMS
$1500 DOWN
Full Price Only $6700

THIS STUCCO BUNGALOW OFFERS A 21X12 LR WITH FP, AUTO COAL STOKER HEATING, A GOOD GARDEN WITH ASSORTED FRUIT TREES AND LOW TAXES OF ONLY $66.03. CLOSE TO SCHOOLS, BUS ROUTE, ETC. IT IS AN EXCELLENT BUY ON GOOD TERMS.
FOR APPOINTMENT TO VIEW PLEASE PHONE EV 4-8124, MR. SIMPSON, RES. EV 5-7369.

$2700 DOWN
HIGH QUADRA AREA
OIL H.W. HEAT

Immediate possession to this brand new 2-bedroom bungalow. HW floors, excellent heating system 18' living room and fireplace, large elec cabinet kitchen, utility and tube. Four-piece bath (colored fixtures). Carport. Corner lot. Natural setting among oaks Full price $10,800
Call REG CASELTON, EV 4-8124; Res. EV 3-8464

LOOKING FORWARD TO SPRING
Choice lots in the beautiful Brentwood sub-division, all lots 75x140 cleared, level, high location, light, water and phone in the street. TERMS ARRANGED. Priced from $1,000 to $1,200. Brentwood subdivision is on Verdier Ave. (On your way to the ferry).
W. Woodley, EV 4-8124. Res. EV 4-3916

DOUBLE PLUMBING
PRICE REDUCED
BEACH DRIVE

This exceptionally well-built 2-storey 4-bedroom home has lovely garden, living room, fireplace, dining room, SUN ROOM, up-to-date kitchen, HW oil heating. DOUBLE GARAGE in basement. QUICK POSSESSION. TERMS. $5,600 CASH, $100 per month 6¾% interest. PRICE $18,500
For further particulars and appointment to view please call MR. HEPBURN EV 4-8124, res EV 3-7039

WHITTOME'S
Established 1898

OAK BAY
5-ROOM BUNG

Here is the home you've been looking for. Ideal for the retired couple. Built 10 years ago and consists of through hall, living room, lge kitchen, 2 roomy bedrooms, 4-piece plumbing. Timken auto oil heating, separate garage, nicely landscaped, numerous flowers and shrubs. Spotless inside and out. Nothing more to do, just move in. Clear title. Price $12,600
Ask for Mr. Bryan, EV 2-4255, res. EV 4-4771.

IMMACULATE
Stucco bungalow, no basement, no steps; oil perimeter heat, 1,000 sq. ft. of compact living. Combination "L" living and dining room; cabinet kitchen, utility, 4-pc bath, 2 bedrooms, NHA built. Price just $11,950
with terms. Please call Mrs. Ruth Squires at EV 2-4255, res. EV 2-2269.

$2000 DN
3-4 BEDROOMS
4 YRS OLD

EXCELLENT VALUE. Situated on boulevard street in the city. Buses, stores and schools close by. Has large LR with FP, 2 bedrooms on main floor with enclosed stairway to one or two bedrooms. Full cement basement and drive-in garage. A steal at $9800
only
Call Vivienne Appleyard, EV 2-4255 day or night.

4-BEDROOM
Here's a 16-yr-old 4-bedrm home with REVENUE suite on ground level. Home has living room, full dining room, lge kitchen, TV room, sun deck and 4 lge bedrooms. Oil-O-Matic heat. Revenue $75 per mo. for suite. Good buying on terms at $16,700
R. Harris, EV 4-3672

SPLIT-LEVEL
If you make fairly good monthly payments, this NEW SPLIT-LEVEL home can be bought for as low as $2,500 DOWN! Secluded, among tall trees in a choice HIGH QUADRA location. 3 good bedrms, spacious LR and L-shaped DR. Oak floors throughout. Vacant, move right in. This is priced right at ONLY $13,500
Guy Meuffels, EV 2-4255, res. EV 2-7829

J. H. WHITTOME & CO. LTD., 1218 Broad Street—EV 2-4255 anytime.
Member Multiple Listing Bureau.

150 HOUSES FOR SALE

HARRY FOSTER LTD.
Opposite "The Bay"
1732 DOUGLAS ST. EV 2-2101

OPEN HOUSE!
2951 Bodega
(Cor. Vincent)
Wednesday
1 P.M. to 4 P.M.
$1500 DOWN

HERE'S A LOT OF HOME FOR YOUR MONEY

Spacious, 9-year-old, 2-bedrm bungalow, with full basement and expensive Oil-O-Matic hot-water heating. Lovely 21x16 LR with FP. Family-size DR. Electric kitchen with breakfast space, and two large bedrms. Ideally situated for navy or dockyard personnel, but a pleasant home for anyone. $1,500 down and pay $100 per month or lower with larger down payment. FULL PRICE ONLY $12,950
To view anytime call Pat DeLaney, EV 2-2101, Res. EV 2-4956

EXCLUSIVE
2 Bedrms Stucco
Basement Suite

Very attractive home situated close-in Saanich on sewer. This 9-year-old home is in spotless condition and offers a really lovely, roomy floor plan featuring large living room, smart kitchen and dinette. NICE UTILITY ON MAIN FLOOR OFF KITCHEN. Full basement has dandy 2-room suite with plumbing, IDEAL FOR IN-LAWS! Shown by appointment only. $3,000 down. FULL PRICE $11,500
Call Herb Hodgson, EV 2-2101, Res. GR 9-2114

1 ACRE
$1300 DOWN

A gleaming white bungalow situated on 3 lots (2 can be sold), 4 rooms and a garage. Colquitz area—near bus. $1,300 down. Price $6300
Call C. Vining, EV 2-2101, Res. GR 9-3786

CITY
OIL-O-MATIC
$1500 DOWN

A nice bungalow on a lovely street. Sidewalks, sewer, street lights and bus service. Electric kitchen, 2 bedrooms and living room. Yes, it has a basement with oil heat. Separate garage. $1,500 down. FULL PRICE $7500
C. Vining, EV 2-2101, Res. GR 9-3786

GORDON HEAD
"A Home That's Different"

A quality three-bedroom home with split-level planning. This should be on the top of your list of "must see" homes. The large combined living-dining area features a raised hearth fireplace against a wall of imported rosewood. The kitchen of mahogany, copper, gold splash arborite and stainless steel sink is a gem. Two of the bedrooms are twin size with double closets. There is double plumbing with one bathroom featuring peach-colored fixtures, with two basins set in a black arborite vanity. The tasteful use of natural woods and wrought iron and careful planning make this a home you can be truly proud of. FULL PRICE $21,000
For appointment to view call Mr. Yells at EV 2-2101, Res. EV 3-5039

Ker & Stephenson
Ltd.

ARTISTIC BUNGALOW
OAK BAY

Here is a bungalow with a great deal of appeal and one which we can highly recommend. Through hall to cosy LR, two bedrms, modern kitchen, piped for Bendix. Full basement. Nice garden. Everything in spotless condition. Price only $10,500
Exclusive
Mr. Speed, EV 5-3411 anytime.

CEDAR HILL
CLOSE IN

Modern new bungalow, 3 bedrooms. Full con. basement. Rumpus room with FP. Oil heat. Drive-in garage. Immed. possession. Top value. $12,600
Good mtg available to responsible party
EV 5-3411. Mr. Vallance. GR 7-1917

ATTRACTIVE 5-ROOM BUNGALOW
DEAN HEIGHTS

Smart 3-bedrm bungalow only 2 years old. Landscaping all done. Full basement, automatic oil heating. Very good value at $13,975
Some terms if required.
To inspect please phone Mr. Daykin, EV 5-3411 or EV 2-0255.

OAK BAY
3-bedrm home in select area, with full cement basement including rumpus room, 2-pc bath and oil heat. Lovely garden easily maintained. Full price with good terms, $16,800
J. H. Ford EV 5-3411 A. L. Wagner

FANTASTIC!
5 BEDROOMS AND SUITE
MAGNIFICENT SEA VIEW

Through exceptionally clever planning this three-year-old semi-bungalow provides the most amazing accommodation imaginable. On main floor there is a living room (22x14), den with fireplace, dining room, two bedrooms, masterpiece kitchen, delightful sun deck and four-pce bathroom. On ground level there are three bedrms and bathrm. Then, provided with its own entrance is this delightful suite for mother and dad (also with a wonderful sea view) consisting of large living room with fireplace, dinette, lovely kitchen and spacious bedroom. Many of the rooms are provided with wall-to-wall carpets. Price $31,500
Mr. Speed, EV 5-3411 anytime

KER & STEPHENSON LTD.
Member Multiple Listing Bureau
909 GOVERNMENT STREET

$2,000 is the Down Payment on this new 3 BR with LARGE LR and dining area off. ATTRACTIVE kitchen. Full Basement. VACANT. MONTHLY PAYTS $75. Low taxes. Full price $11,950
Bel Shragge, eves. EV 2-8802, King Realty EV 2-2131.

150 HOUSES FOR SALE

Oak Bay Realty
FOR OAK BAY HOMES

1951 CONVERTIBLE
May be a strange way to describe a house, but it is a very apt description of this 8-year-old Oak Bay home. This home will suit either a RETIRED COUPLE, or a FAMILY with 4 children. There are 5 exceedingly well-proportioned rooms on the ground level, a few steps up an easy stairway is a laundry room and den, sewing room, or small bedroom. A few more steps up is a large room which with a little work could be made into 2 bedrooms. The owner will take $3,750 down, a 6% mortgage for the balance. Full price $14,750
IMMEDIATE OCCUPANCY
Call D. G. Whyte EV 5-7707 anytime.

ON DURBAN IN FAIRFIELD AREA
Older bungalow in a good district, 3 bedrooms. Large kitchen with semi-automatic washer built in. Very good sized separate dining room. Large and very attractive living room with fireplace. New automatic oil hot air furnace. Full basement, attached carport, and a 60x170 lot $10,950
Full price
Can be handled with $3,000 cash, balance on first mortgage to good covenant. For further information please call R. L. Stiles, EV 5-7707 anytime.

CADBORO BAY
Just a stone's throw away from Victoria's finest beach and with a view of Victoria's finest bay, this 5-room white siding bungalow with a den in the basement is tremendous value for the asking price. Three bedrooms, living-dining room, bathroom and up-to-date kitchen, on a nice lot with fruit trees, all go to make a very cosy home. Price only $12,600
Please call W. G. Curtis, EV 5-7707 anytime.

BEACH DRIVE
DELIGHTFUL HOME
PLUS REVENUE

Overlooking Willows Park and Beach, this well-kept home of 5 spacious rooms, plus full-length sunroom and full basement, has the advantage of an excellent self-contained 4-room suite over. Set on a fully-landscaped lot 75'x140', fully stocked with bulbs and shrubs. This must be seen to be appreciated. For further details and appointments to view please call R. Reynolds, phone EV 5-7707, anytime.

$ $ $ VALUE
Attractive 3-year-old 6-room stucco home on quiet street has thru hall, attractive "L" shaped living-dining room with fireplace, smart electric cabinet kitchen with dining space, 3 good bedrooms. Hardwood floors throughout. O-O-M heat, full basement, drive-in garage, nicely landscaped garden. A house you'll be proud to own, and the price is only $15,500
An appointment is as near as your phone. Call Hal Wright, EV 5-7707 anytime.

AMONG THE OAKS
VIEW OF THE SEA

Spacious 10-year-old siding bungalow of considerable charm, located on just under 1 acre of property. Attractive living room. Separate dining room. Modern kitchen with nook. Four bedrooms. Two full bathrooms. Entrance hall. Sun deck. Auto oil heating. High basement with laundry facilities. Separate 2-car garage. For those wishing privacy and breathing space, we can highly recommend this property. Full price $19,950
For appointments to view call B. J. Leverton, EV 5-7707 anytime.

MEARS & WHYTE
OAK BAY REALTY LTD.
2188 OAK BAY AVENUE

TOWN & COUNTRY HOMES LTD.
1923 Quadra St.
"PARKING NO PROBLEM"

CITY BORDER
$2540 DOWN

N.H.A. Ready for occupancy the end of February, this 6-room, 3-bedroom, stucco, full basement, oil heat bungalow has an excellent floor plan. Purchaser may choose colors 1,179 sq ft floor space. Level lot connected to sewer. Price (balance $79 a mo, plus taxes) $14,950
Ken Sturgeon, EV 2-7276; Res., GR 7-1560

OAK BAY
Situated near UPLANDS GOLF COURSE, this almost new 3-bedroom bungalow comprises 19' living room with Dutch FP, dining rm, cab kitchen and 4-pc Pembroke bath. Full high basement and separate garage. At the asking price of $19,900
with good terms to responsible purchaser, this is a MUST to view if you desire value plus a beautiful home.
Duncan Bingham, EV 2-7276, Res. EV 2-3758

STUCCO BUNGALOW
Four-room bungalow, plus 2 finished rooms in basement and drive-in garage, living room with cosy fireplace. Pembroke bathroom, 2 bright bedrooms, modern kitchen. Close to bus and stores. Terms arranged. Full price $8650
Contact Harold Ware, EV 2-7276; res., EV 2-1461

BRAND NEW NHA
$2998.90 Down
$2998.90

1,180 sq ft bungalow will be completed shortly. Living room with fireplace, 3 bedrooms, dining room, kitchen, 4-piece Pembroke bathroom, full basement and oil heat. Drive-in garage. Fully insulated. Roughed in the basement for a rumpus room. Full price $15,550
Contact Harold Ware, EV 2-7276, or Res., EV 2-1461

DUPLEX
804-806 Hillside

Drive by, if interested, contact my agent. Four rooms downstairs rent for $55, 4 rooms downstairs rent for $65. Each suite has its own heating unit, all the owner has to pay for is the water. This is in very good condition inside and out. This property is also zoned for apartment which makes it very valuable. $2,415 down payment, balance $75 monthly. Price $9500
Contact Harold Ware, EV 2-7276 RES. EV 2-1461.

MODERN RANCHER
WITH 2½ ACRES
ON SHELBOURNE

This cosy 1,450 sq foot rancher home is only 9 years young. Built under NHA with a 4½% mortgage now at only $4,600 and $58 month P.I.T. 2 bedrooms, cabinet electric kitchen, oak floors, fully insulated, including crawl space. Low oil heating costs. Large family room adaptable for future expansion. Price, cash to mortgage $16,500
Call Sid Langhelt, EV 5-6741, or res. GR 7-6598. Northwestern Securities of Victoria Ltd.

150 HOUSES FOR SALE

F. N. Cabeldu
1212 Broad Street EV 3-7174
(Member Multiple Listing Bureau)

CADBORO BAY
Spotless modern home in a quiet locality. Close safe access to FRANK HOBBS SCHOOL. Large living room with fireplace, dining room, 3 bedrooms. Oak floors throughout. Spacious well-appointed kitchen. Automatic oil hot air heating. Full price $15,475
Further particulars please call B. Hindson, EV 3-7174. Res GR 7-1597

CLOSE-IN LOCATION, NOT NEW, BUT GOOD
Conveniently situated, this older type home comprises LR with FP, DR, two bedrms, large kitchen, pantry, enclosed sunporch, full bsmt, HA htg, all copper piping. Lot size 54x135. Carport. Price, with some terms $7950
Mr. Gorely, EV 3-7174; res., EV 2-6502

HAULTAIN
$6850 (Terms.) Five-room house, 2 bedrooms could have extra bedroom downstairs. Nice size living and dining rooms, fireplace. Large kitchen. Full cement basement, drive-in garage. This is a good buy. Possession 60 days.
Exclusive listing by Mr. Bennett, eves., EV 3-4313.

$550 DOWN
$60 PER MONTH
$4,700 FULL PRICE

QUICK POSSESSION. CLEAN COMFORTABLE 4-ROOM HOME OVERLOOKS CEDAR HILL GOLF COURSE. OIL RANGE AND HEATER INCLUDED. EXCLUSIVE WITH MR. CLEARY EV 3-7174 or EV 4-2505.

3900 BLENKINSOP RD.
A LOVELY HOME
UNUSUAL SETTING

Please don't go in without appointment. This fine, architect-designed 6-room home has exceptional character and charm, designed to take full advantage of views and sunshine. The property has 146' frontage and 200' depth, which could be maintained with a minimum of care, or developed as you wished. Lots of fruit and shade trees, and rock garden. Oil hot-water heat. High, dry basement. Excellent condition. Clear title or some terms $15,800
To view, call Mr. Cleary, home, EV 4-2505.

BRAND NEW SPLIT LEVEL
3 BEDROOMS

QUIET, SECLUDED LOCATION
LARGE LOT

Good-sized living room with fireplace and dining space. Attractive kitchen with stainless steel sink and mahogany cabinets. A few steps up to 3 bedrooms and 4-piece bath with colored fixtures. Part-basement, oil heat, drive-in garage. Price with terms $13,500
Call Mrs. Strodyk, EV 3-7174, EV 2-4653.

OUTSTANDING VALUE
LAKE HILL

Here is an attractive modern bungalow with five spacious rooms, situated on a large, nicely landscaped lot in an excellent neighborhood on a quiet street, close to transportation. Features include ceramic tile walls in bathroom, covered patio with entrance door to dining room, heatilator fireplaces in large living room and large finished (plastered) room in full high basement, large cabinet electric kitchen with extract fan, automatic oil hot-air heat, attached garage. Owner leaving Victoria. Reasonable terms $15,750
To view Call W. F. Garling, EV 3-7174; Res. EV 4-6887

HEISTERMAN

TEN MILE POINT
LOVELY SEA VIEWS

This is NOT just another house. It is a modern 3-year-old 7-room split-level home designed by professional architects for the owners who wanted the glorious sea views from the broad picture windows in living room, kitchen and bedrooms. Home faces due south, sun pours in. All rooms are lined with warm hardwood panelling, double plumbing. You must see this Reasonable offers considered. With terms $23,500
Mr. Scott, EV 3-4161 Eves EV 4-0423

FAIRFIELD
SIDE-BY-SIDE DUPLEX

This is an older property but is clean and in good repair. Owner wants it sold and is open to your offers on terms and price.
Mr. Gadsden, EV 3-4161; Eves EV 5-7619

MT. TOLMIE
TREED SETTING

SIT BY YOUR OWN FIRESIDE THIS TIME NEXT WEEK. We can arrange quick possession of this distinctive 3-room bungalow which features a comfortable 20x15 living room. Recreation room with fireplace and automatic oil heat. Substantial reduction for cash deal.
Please call Graham Harris, EV 3-4161; eves. GR 7-1198

GONZALES AREA
On transportation, one block from sea and school: Only 4 easy-tread steps and you enter a most delightful bright and well-constructed 5-room bungalow, living room 15x20, full-size dining room, 2 bedrooms, modern bright and well-planned kitchen, 4-piece bath, basement with garage, workshop and oil-fired hot-air furnace. The small easily kept garden plus easy access to house make this an ideal residence for an elderly couple. Price $14,200
C. J. Harrington, EV 3-4161; Eves. EV 3-5846

NEAR MOUNT VIEW HIGH
Appealing, compact, 2-bedroom home in this popular district, only eight years old and in excellent repair. Large living room with fireplace and hardwood floor. Economical heating by circulating oil heater. Separate garage. $1,850 cash will handle; balance $69 per month, including taxes. $7950
Price
Phone EV 3-4161; eves., T. E. Watkins, EV 3-4964

HEISTERMAN & COMPANY
(Established 1864)
1121 Blanshard Street EV 3-4161

DICKIE & CO.
REALTY & INSURANCE
833 Fort St., EV 2-4312, EV 5-4334

GOING EAST
COUNTRY LIVING WITH CITY CONVENIENCE

Four rooms, clean and tidy; oil range in